

045.0

0007

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

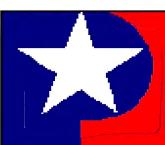
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,039,000 / 1,039,000

USE VALUE: 1,039,000 / 1,039,000

ASSESSED: 1,039,000 / 1,039,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
49-51		ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: YEN WILLIAM W & MARGARET P/TR	
Owner 2: MAS TRUST	
Owner 3:	

Street 1: 49 ALTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: YEN WILLIAM W & MARGARET P -	
Owner 2: -	

Street 1: 211 ARLINGTON STREET

Twn/City: ACTON

St/Prov: MA Cntry

Postal: 01720

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2811 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4735	Sq. Ft.	Site			0	80.	1.19	1									449,639						449,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct				
Use Code	Land Size	Building Value	Yard Items		Land Value	Total Value									32306			
104	4735.000	584,700	4,700		449,600	1,039,000									GIS Ref			
															GIS Ref			
															Insp Date			
															06/13/17			
Source: Market Adj Cost										Total Value per SQ unit /Card: 369.62	/Parcel: 369.62	Entered Lot Size				!3870!		
Total Card 0.109										Total Land:		Total Land:						
Total Parcel 0.109										Land Unit Type:		Land Unit Type:						
PREVIOUS ASSESSMENT										Parcel ID	045.0-0007-0027.0	Parcel ID						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date							
2022	104	FV	584,700	4700	4,735.	449,600	1,039,000		Year end		12/23/2021							
2021	104	FV	559,200	4700	4,735.	449,600	1,013,500		Year End Roll		12/10/2020							
2020	104	FV	559,200	4700	4,735.	449,600	1,013,500		Year End Roll		12/18/2019							
2019	104	FV	415,800	4700	4,735.	477,700	898,200		898,200	Year End Roll	1/3/2019							
2018	104	FV	415,800	4700	4,735.	348,500	769,000		769,000	Year End Roll	12/20/2017							
2017	104	FV	352,700	4700	4,735.	303,500	660,900		660,900	Year End Roll	1/3/2017							
2016	104	FV	352,700	4700	4,735.	258,500	615,900		615,900	Year End	1/4/2016							
2015	104	FV	314,800	4700	4,735.	252,900	572,400		572,400	Year End Roll	12/11/2014							
SALES INFORMATION										PAT ACCT.						3870		
Grantor										TAX DISTRICT								
YEN WILLIAM W &										Sale Code		Sale Price	V	Tst	Verif	Notes		
62676-438										9/24/2013		10	No	No				
YEN WILLIAM W										22038-310		1	No	No	A			
CENSUS:																		
ACTIVITY INFORMATION										Date		Result	By		Name			
9/16/2016 1132 Heat App										6/13/2017 Left Notice		DGM	D Mann					
9/16/2016 1133 Heat App										6/13/2017 Measured		DGM	D Mann					
6/20/2016 837 Inter Fi										6/13/2017 Permit Visit		DGM	D Mann					
1/10/2003 21 Siding										4/14/2009 Measured		372	PATRIOT					
10/21/1992 532 Manual										3/11/2004 External Ins		BR	B Rossignol					
										3/28/2000 Inspected		276	PATRIOT					
										3/6/2000 Measured		263	PATRIOT					
										8/17/1993		EK						
Sign: VERIFICATION OF VISIT NOT DATA																/ / /		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	OTHER FIX= SINK IN BMT / HEAT FUEL OIL 50% GAS 50%; LOC=SCHOOL.				8	5	OFFP	2			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix: 1	Rating: Poor	(8D)				
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: GREY		Kits: 2	Rating: Very Good	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:	RESIDENTIAL GRID						
View / Desir:				Location:				1st Res Grid Desc: Line 1 # Units 1				46	34	UAT				
GENERAL INFORMATION				Total Units:	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2		WSFlue:	Rating:	Level	SFL	FFL	BMT			
Grade: C - Average	Year Blt: 1927	Eff Yr Blt:	Alt LUC:	Floor:				Lvl 1		Totals	RMs: 14	BRs: 5	Baths: 2	HB 1				
Const Mod:				% Own:				Lower						(1196)				
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	2		
				Economic: L - Location	5.0 %	Special:	%	Additions:	1	8	3							
				Override:	%			Kitchen:										
				Total: 22.67 %				Baths:										
				CALC SUMMARY				Plumbing:										
				Basic \$ / SQ: 180.00		Size Adj.: 1.06799364		Electric:										
				Const Adj.: 0.99782026		Adj \$ / SQ: 191.820		Heating:										
				Other Features: 153986		Grade Factor: 1.00		General:	2	14	5							
				NBHD Inf: 1.00000000		NBHD Mod:												
				LUC Factor: 1.00		WtAv\$/SQ:	AvRate:	Ind.Val:										
				Adj Total: 756166		Juris. Factor: 1.00	Before Depr: 191.82											
				Depreciation: 171423		Special Features: 0	Val/Su Net: 136.71											
				Deprecated Total: 584743		Final Total: 584700	Val/Su SzAd: 232.76											
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					IMAGE					
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0007-0027.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700		4,700	
More: N	Total Yard Items:	4,700	Total Special Features:		Total:	4,700	AssessPro Patriot Properties, Inc											